

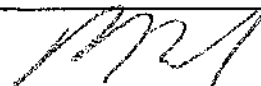
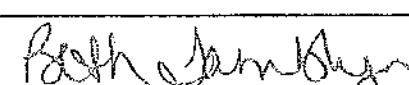
BLOOMINGTON CENTRAL STATION

REQUEST FOR REIMBURSEMENT OF ELIGIBLE PROJECT COSTS CERTIFICATE NO. 15

PERIOD: 1/1/15 THROUGH 6/30/15 PHASE/STAGE 1A

LINE ITEM DESCRIPTION	TOTAL ELIGIBLE PROJECT COSTS	AMOUNT PREVIOUSLY REIMBURSED	NET ADDITIONAL ELIGIBLE PROJECT COSTS
Special Assessment Paid			
Principal	\$ 2,017,363.43	\$ 1,868,708.93	\$ 148,654.50
Interest	\$ 1,898,630.40	\$ 1,790,363.62	\$ 108,266.78
Public Construction Costs Incurred (Site preparation and construction of Eligible Project Costs not financed by the City or Port Authority)			
PUBLIC LAND VALUE: Right of Way, Easements and Land (as certified by MAI Appraiser) not included in Counted Value and not financed by the City or Port Authority			
OTHER COSTS (out of pocket and not financed by the City/Port)			
Professional Fees for Eligible Project Costs (Engineering, Architectural, Legal, Financial, etc.)			
Interest Costs or Finance Fees (Eligible Project Costs only during construction period)			
Property taxes on Eligible Project Cost Improvements (During Construction Phase Only)			
Administrative Construction Overhead for Eligible Project Costs only			
TOTAL ELIGIBLE PROJECT COSTS	\$ 3,915,993.83	\$ 3,659,072.55	\$ 256,921.28

We certify that this certificate represents a fair and accurate accounting of Eligible Project Costs as defined in the Development Contract for the Central Station Project.

By:		Date
	Bloomington Central Station, LLC Corporate Officer	
		6.5.15
	Bloomington Central Station, LLC Finance Representative	Date
		6.5.2015

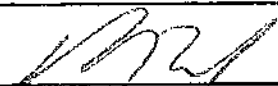
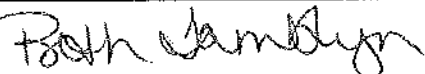
BLOOMINGTON CENTRAL STATION

REQUEST FOR REIMBURSEMENT OF ELIGIBLE PROJECT COSTS CERTIFICATE NO. 11

PERIOD: 1/1/15 THROUGH 6/30/15 PHASE/STAGE City Project 2007-101

LINE ITEM DESCRIPTION	TOTAL ELIGIBLE PROJECT COSTS	AMOUNT PREVIOUSLY REIMBURSED	NET ADDITIONAL ELIGIBLE PROJECT COSTS
Special Assessment Paid			
Principal	\$ 13,117.80	\$ 11,925.68	\$ 1,192.12
Interest	\$ 14,666.07	\$ 13,593.17	\$ 1,072.91
Public Construction Costs Incurred (Site preparation and construction of Eligible Project Costs not financed by the City or Port Authority)			
PUBLIC LAND VALUE: Right of Way, Easements and Land (as certified by MAI Appraiser) not included in Counted Value and not financed by the City or Port Authority			
OTHER COSTS (out of pocket and not financed by the City/Port)			
Professional Fees for Eligible Project Costs (Engineering, Architectural, Legal, Financial, etc.)			
Interest Costs or Finance Fees (Eligible Project Costs only during construction period)			
Property taxes on Eligible Project Cost Improvements (During Construction Phase Only)			
Administrative Construction Overhead for Eligible Project Costs only			
TOTAL ELIGIBLE PROJECT COSTS	\$ 27,783.87	\$ 25,518.85	\$ 2,265.03

We certify that this certificate represents a fair and accurate accounting of Eligible Project Costs as defined in the Development Contract for the Central Station Project.

Bv:		
	Bloomington Central Station, LLC Corporate Officer	Date
		6.5.15
	Bloomington Central Station, LLC Finance Representative	Date
		6.5.2015



Hennepin County

A-600 Government Center
300 S. Sixth Street
Minneapolis, MN 55487-0060

612-348-3011 www.hennepin.us

Property ID number: 06-027-23 23 0630

Property taxes statement schedule



Value & classification

TAX YEAR PAYABLE	2014	2015
CLASS(ES):	COM PREFERRED	COM PREFERRED

Estimated Market Value: 26,301,000 26,301,000

Homestead Exclusion:

Other Exclusion/Deferral:

New Improvements/

Expired Exclusions: 0 0

Taxable Market Value: 26,301,000 26,301,000



Proposed levies & taxes

2015 Proposed: 1,060,245.50



Property tax statement

First-half Taxes: 788,428.75

Second-half Taxes: 788,428.75

Total Taxes 2015: 1,576,857.50

TAXPAYER(S):

BLOOMINGTON CENTRAL STA LLC
8100 34TH AVE S
BLOOMINGTON MN 55425-1672

Owner: BLOOMINGTON CENTRAL STA LLC

Property address:

8170 33RD AVE S

Property description:

LOT 001 BLK 001 ADDITION: BLOOMINGTON CENTRAL STATION 2N

Property tax refund information

Taxes payable in year:

2014

2015

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund.
File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.

☐ Taxes owed

2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

Don't forget to see if you qualify for a property tax refund! Go to www.revenue.state.mn.us for Form M1PR.

Property Tax and Credits

3. Property tax before credits	1,112,215.38	1,058,484.94
4. A. Agricultural market value credit	.00	.00
B. Other credits	.00	.00
5. Property taxes after credits	1,112,215.38	1,058,484.94

Property Tax by Jurisdiction

6. A. County	33,796.29	53,564.50
B. Regional Rail Authority	1,202.10	2,097.64
7. City or Town	32,931.74	52,727.52
8. State General Tax	273,980.83	267,047.26
9. School District:		
A. Voter approved levies	40,743.63	44,695.55
B. Other Local Levies	31,252.37	36,011.39
10. Special Taxing Districts:		
A. Metropolitan Special Taxing Districts	2,256.06	3,470.29
B. Other Special Taxing Districts	5,460.58	8,440.28
C. Tax Increment	338,513.05	295,104.47
D. Fiscal Disparity	352,078.73	295,326.04

11. Non-School Voter Approved Referenda Levies	.00	.00
12. Total property tax before fees and Special Assessments	1,112,215.38	1,058,484.94
13. A. Special Assessment Principal	299,693.19	299,693.19
B. Special Assessment Interest	234,580.05	218,679.37

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS 1,646,488.62 1,576,857.50



Learn about property taxes: www.hennepin.us/propertytaxes



Hennepin County

A-600 Government Center
300 S. Sixth Street
Minneapolis, MN 55487-0060

612-348-3011 www.hennepin.us

Property ID number: 01-027-24 14 0017

Property taxes statement schedule



Value & classification

TAX YEAR PAYABLE 2014 2015
CLASS(ES): COM LAND NON PREF COM LAND NON PREF

Estimated Market Value: 3,858,000 3,858,000

Homestead Exclusion:

Other Exclusion/Deferral:

New Improvements/

Expired Exclusions: 0 0

Taxable Market Value: 3,858,000 3,858,000



Proposed levies & taxes

2015 Proposed: 155,735.15



Property tax statement

First-half Taxes: 138,849.50

Second-half Taxes: 138,849.50

Total Taxes 2015: 277,699.00

TAXPAYER(S):

BLOOMINGTON CENTRAL STA LLC
8100 34TH AVE S
BLOOMINGTON MN 55425-1672

Owner: BLOOMINGTON CENTRAL STA LLC

Property address:

8100 31ST AVE S

Property description:

ADDITION: BLOOMINGTON CENTRAL STATION 2ND
OUTLOT B

Property tax refund information

Taxes payable in year:

2014

2015

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund.
File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.

☐ Taxes owed

2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

Don't forget to see if you qualify for a property tax refund! Go to www.revenue.state.mn.us for Form M1PR.

Property Tax and Credits

3. Property tax before credits	163,368.78	155,476.31
4. A. Agricultural market value credit	.00	.00
B. Other credits	.00	.00
5. Property taxes after credits	163,368.78	155,476.31

Property Tax by Jurisdiction

6. A. County	4,964.45	7,868.53
B. Regional Rail Authority	176.58	308.14
7. City or Town	4,837.46	7,745.58
8. State General Tax	40,246.65	39,228.14
9. School District:		
A. Voter approved levies	5,978.58	6,559.39
B. Other Local Levies	4,586.20	5,285.51
10. Special Taxing Districts:		
A. Metropolitan Special Taxing Districts	331.40	509.78
B. Other Special Taxing Districts	802.14	1,239.89
C. Tax Increment	49,726.18	43,349.59
D. Fiscal Disparity	51,719.14	43,381.76

11. Non-School Voter Approved Referenda Levies	.00	.00
12. Total property tax before fees and Special Assessments	163,368.78	155,476.31
13. A. Special Assessment Principal	67,902.16	67,902.16
B. Special Assessment Interest	57,715.56	54,320.53

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	288,986.50	277,699.00
-----------------------------------------------------	------------	------------



Learn about property taxes: www.hennepin.us/propertytaxes

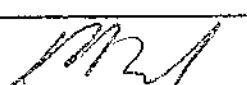
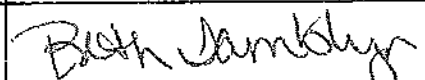
BLOOMINGTON CENTRAL STATION

REQUEST FOR REIMBURSEMENT OF ELIGIBLE PROJECT COSTS CERTIFICATE NO. 9

PERIOD: 1/1/15 THROUGH 6/30/15 PHASE/STAGE BCS demolition

LINE ITEM DESCRIPTION	TOTAL ELIGIBLE PROJECT COSTS	AMOUNT PREVIOUSLY REIMBURSED	NET ADDITIONAL ELIGIBLE PROJECT COSTS
Special Assessment Paid			
Principal	\$ 305,559.72	\$ 271,608.64	\$ 33,951.08
Interest	\$ 278,392.72	\$ 251,232.45	\$ 27,160.27
Public Construction Costs Incurred (Site preparation and construction of Eligible Project Costs not financed by the City or Port Authority)			
PUBLIC LAND VALUE: Right of Way, Easements and Land (as certified by MAI Appraiser) not included in Counted Value and not financed by the City or Port Authority			
OTHER COSTS (out of pocket and not financed by the City/Port)			
Professional Fees for Eligible Project Costs (Engineering, Architectural, Legal, Financial, etc.)			
Interest Costs or Finance Fees (Eligible Project Costs only during construction period)			
Property taxes on Eligible Project Cost Improvements (During Construction Phase Only)			
Administrative Construction Overhead for Eligible Project Costs only			
TOTAL ELIGIBLE PROJECT COSTS	\$ 583,952.44	\$ 522,841.09	\$ 61,111.35

We certify that this certificate represents a fair and accurate accounting of Eligible Project Costs as defined in the Development Contract for the Central Station Project.

By:		
	Bloomington Central Station, LLC Corporate Officer	Date
		6.5.15
	Bloomington Central Station, LLC Finance Representative	Date
		6.5.2015